



# Town of New Windsor

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**WEDNESDAY - OCTOBER 9, 2002 - 7:30 PM**

## **TENTATIVE AGENDA**

### **CALL TO ORDER**

### **ROLL CALL**

**APPROVAL OF MINUTES DATED: AUGUST 14, 2002**

### **ANNUAL MOBILE HOME PARK :**

- a. WINDSOR HTS. MOBILE HOME PARK
- b. WALTERS MOBILE HOME PARK

### **PUBLIC HEARING:**

1. **SCHLESINGER SUBDIVISION (02-27) STATION ROAD (SHAW)**  
Proposed subdivision into 6 residential lots.

### **REGULAR ITEMS:**

2. SCAGLIONE SUBDIVISION – RT. 300 & THE CAUSEWAY (ZIMMERMAN)  
Proposed 3-lot residential subdivision.
3. BENEDICT POND SENIOR PROJECT (02-30) MT. AIRY ROAD (DI NARDO)  
Proposed 120 Unit Senior Housing Project
4. GMH MILITARY HOUSING SUBDIVISION (02-16) STEWART TERRACE (BL COMPANIES)
5. GMH MILITARY HOUSING SITE PLAN (02-17) STEWART TERRACE (BL COMPANIES)
6. GMH MILITARY HOUSING SITE PLAN (02-18) STEWART TERRACE (BL COMPANIES)
7. BEN HARRIS SITE PLAN (02-01) RIVER ROAD (COPPOLA) Proposed construction - office bldg.
8. HZ DEVELOPMENT SITE PLAN (02-32) LITTLE BRITAIN ROAD (HELMER) Expansion of parking area

### **DISCUSSION**

9. COVINGTON ESTATES (HARP ESTATES) (01-41) RT. 300 (TECTONIC) Water & SEQRA issue
10. MEADOWBROOK ESTATES SUBDIVISION (01-42) RT. 94 (TECTONIC) SEQRA

### **ADJOURNMENT**

**(NEXT MEETING – OCTOBER 23, 2002)**

October 9, 2002

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TOWN OF NEW WINDSOR

PLANNING BOARD

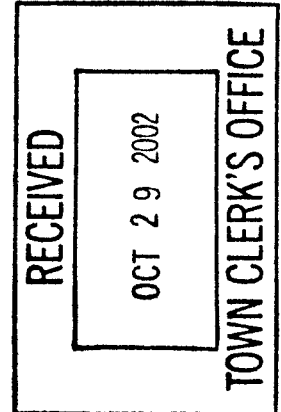
OCTOBER 9, 2002

MEMBERS PRESENT: JAMES PETRO, CHAIRMAN  
JIM BRESNAN  
RON LANDER  
JERRY ARGENIO  
THOMAS KARNAVEZOS

ALSO PRESENT: MARK EDSALL, P.E.  
PLANNING BOARD ENGINEER

MICHAEL BABCOCK  
BUILDING INSPECTOR

ANDREW KRIEGER, ESQ.  
PLANNING BOARD ATTORNEY



ABSENT: MYRA MASON  
PLANNING BOARD SECRETARY

REGULAR MEETING

MR. PETRO: I'd like to call the regular meeting of New Windsor Planning Board to order for October 9, 2002. Please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

APPROVAL OF MINUTES DATED AUGUST 14, 2002

MR. PETRO: Approval of minutes for August 14, 2002. Everyone read them, find them acceptable?

MR. ARGENIO: Accept them as written.

October 9, 2002

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MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board accept the minutes as written for August 14, 2002. Is there any discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

ANNUAL MOBILE HOME PARK:

WINDSOR HEIGHTS MOBILE HOME PARK

Mr. George Vincelette appeared before the board for this review.

MR. PETRO: Mike, someone from your department been there? Do you have any outstanding comments?

MR. BABCOCK: Yes, we have, everything is fine.

MR. PETRO: Do you have a check for \$130?

MR. VINCELETTE: I called and asked.

MR. PETRO: Drop it off tomorrow or the next day.

MR. VINCELETTE: Sure.

MR. PETRO: \$130. Motion for one year extension?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant one year extension to the Windsor Heights Mobile Home Park. Roll call?

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

WALTERS MOBILE HOME PARK

Mr. Alan Dantas appeared before the board for this proposal.

MR. PETRO: Mike, someone from your department been there? Any outstanding comments?

MR. BABCOCK: No.

MR. PETRO: Check for \$390 to the Town of New Windsor?

MR. DANTAS: Yes.

MR. PETRO: Do I have a motion for one year?

MR. KARNAVEZOS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant one year extension to the Walter's Mobile Home Park. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

PUBLIC HEARING:

SCHLESINGER SUBDIVISION (02-27)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This application proposes subdivision of 45 acres into 6 single family residential lots and a private road. This plan was previously reviewed at 25 September, 2002 planning board meeting. Greg, first the board is going to review it. If anybody is here to speak on this public hearing, I will open it up to the public in the future, so bear with us while we review it first.

MR. SHAW: Thank you. As the Chairman mentioned, this is the subdivision of a 45 acre parcel of land in an R-1 zone located on Station Road. Minimum lot area for this subdivision is 80,000 square feet and we comply with each and every lot. Presently, the property is being used by the Schlesingers. There's a residence that's indicated on the proposed lot 1. What we're requesting before the board is to create 5 additional lots with the Schlesinger residence being the 6th to be serviced by the private road. The road will be approximately 650 feet in length and will be built according to the private road specs of the Town of New Windsor. Road slopes will vary from 2 1/2 percent to a maximum of 10% and will terminate at a cul-de-sac at the end of the proposed roadway. The site for the most part is wooded up until the cul-de-sac area, it's pretty much of an open meadow that represents about 30 percent of the site and the balance of the site is heavily wooded. We do have Federal fresh water wetlands on the site and they have been so indicated with appropriate notes that no filling is allowed within the wetlands area. We have completed our subsurface investigation for this site and the drawings that are before you have a septic system for each and every lot, along with all the subsurface testing information. And again, because this parcel is outside of the consolidated water district of the town of Newburgh, each lot will be serviced by an individual well. That's a brief overview, Mr. Chairman, any

questions the board might have or the public, I will stay here to answer same.

MR. PETRO: Any members have anything at this time or I will open it up to the public? On September 27, 2002, 15 addressed envelopes were mailed with the notice of public hearing. If anyone is here, would like to speak for or against this application, please come forward, state your name and address and your concerns. Is anyone here? Mr. Schuster. Let the minutes show that no one is here and at this time, I would entertain a motion to close the public hearing.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Schlesinger subdivision on Station Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I'd open it back to the board for further discussion. Mark, I notice that you have some housekeeping comments.

MR. EDSALL: Yeah, comment 1 just some cleanup items, nothing significant. Actually, some that are just items they have to submit before final.

MR. PETRO: Greg, you have a copy?

MR. SHAW: Yes, Mark just gave me one.

MR. PETRO: Number 3 is the same.

MR. EDSALL: 3A is some minor corrections as well, that's nothing.

MR. PETRO: Motion for negative dec?

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Schlesinger subdivision on Station Road. Is there any further discussion from the board members? If not, roll calling.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Greg, you have to just take the comments from Mark, implement them on the plan and you're done. Do you have anything else you want to add?

MR. SHAW: Just one more pitch to get conditional approval, the comments are five minutes worth of work, if the board felt so, I'd appreciate it if you can give my client conditional approval upon satisfying those few comments. It represents five minutes of work at the very most.

MR. PETRO: Anybody objection? If not, I'll entertain a motion for final conditional approval.

MR. BRESNAN: So moved.

MR. LANDER: Second it. Just one thing, Andy, have you seen the private road maintenance agreement?

MR. KRIEGER: Not yet, but I have communicated with Greg about it and I don't expect there will be much difficulty with respect to that. At this point what I



will accept is the standard form. He's familiar with it and I will deal with them directly. I don't anticipate any problems.

MR. PETRO: Mark, who needs to sign the plan, you said that engineer?

MR. EDSALL: Just the final one will need the surveyor's stamp on the front plat.

MR. PETRO: Hildreth?

MR. SHAW: No, John Dragon in this case.

MR. EDSALL: I'll check with each one of these items and doublecheck with Andy.

MR. PETRO: Anything else? Motion has been made and seconded, any other comments?

MR. LANDER: Second it.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Subject to Mark's comments being implemented on the plan.

REGULAR ITEMS

SCAGLIONE SUBDIVISION

Mr. Joe Foti appeared before the board for this proposal.

MR. PETRO: Proposed 3 lot residential subdivision. We've seen this a number of times. This application proposes subdivision of one acre parcel into 3 single family residential lots. Plan was previously reviewed at the 13 October, 1999, 26 April, 2000, 14 June, 2000 and 12 September, 2001 planning board meetings. We had referred them to Parks and Recreation because of the proximity to the Cantonment.

MR. LANDER: Mark, do we have anything from Parks and Recreation?

MR. BABCOCK: Yes, we do.

MR. ARGENIO: I think Mark speaks to that Ronny in comment 2.

MR. PETRO: Project will have no affect, I would assume that we have heard from the town historian.

MR. LANDER: Is that from Glen Marshal?

MR. BABCOCK: No, this is from the Director of Historic Preservation Field Services Bureau.

MR. PETRO: I have talked to Glen a number of times, he told me he didn't think that as long as it's going there if they were satisfied, I thought they did find a couple items there, wasn't there something that they found?

MR. EDSALL: I'm not aware of any items.

MR. FOTI: Nothing that I know of.

MR. PETRO: Mark, let's authorize the issuance of a lead agency coordination letter for the project.

MR. EDSALL: Kind of a formality, it's a little bit of the cart after the horse, reverse rather because they have already gone through Historic Preservation, they are the only agency I'm aware of, I want to make sure we dot all the i's and cross all the t's so they can probably get that resolved and come back in a month and be done.

MR. LANDER: Public hearing?

MR. PETRO: PI zone, there's nobody around him really, his own house in the front, one other house down on the side behind the Cantonment and the other side is--

MR. ARGENIO: I agree.

MR. PETRO: Motion to waive public hearing.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Scaglione minor subdivision. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We've got to get the letter out, we can't do anything else.

MR. EDSALL: If we get a quick response from the Historic Preservation which is likely since they have completed their review, he might be able to come back for the next meeting.

BENEDICT POND SENIOR PROJECT - (02-30)

Robert DiNardo, Esq. appeared before the board for this proposal.

MR. PETRO: Proposed 120 unit senior housing project.

MR. DINARDO: My name is Robert DiNardo, I'm the attorney for the project. Mr. Danza, one of the principles is with me. You have seen this before, you have seen earlier versions of this. It's evolved considerably. If you recall, originally, it was a mix of townhouses and condominium units on the east side of the pond. After some discussions with various representatives of the town, what has evolved is a complete townhouse unit, the overall picture is 120 unit town homes age restricted subdivision on fee simple lots, roads built to town specifications but intended to be private. The amenities consist of a pool, clubhouse, the existing pond is the old Benedict Pond, it's also part of the common area that will be owned along with the other common area by the HOA, it will be serviced by public water and sewer.

MR. PETRO: Mark, I think we should authorize lead agency coordination letter for this so we can get it going. Any member object to that?

MR. EDSALL: No, it makes sense to get the ball rolling.

MR. PETRO: You'll have to work with Mark, make sure all the necessary agencies get together.

MR. DINARDO: Certainly.

MR. PETRO: This is going to be a special use permit, correct, Mark?

MR. DINARDO: If I may, procedurally, what we have, it's in the R-3 and because we're making it a subdivision, we think it's a cluster resolution and will be authorized pursuant to a cluster. I'm not sure, frankly, I don't recall if your code requires special use permit and we haven't spoke about it, I

don't remember.

MR. EDSALL: Senior housing or age restricted site plan is a special permit use in R-3. Actually, it's in all zones and I'm not quite sure, Bob, if it meets cluster because the bulk requirements allow a zero setback from sidelines and a total 35 where provided, I believe is the way it's worded, so I think the code for multi-family anticipates that you could have a townhouse project with lot ownership concurrent with the unit location.

MR. DINARDO: Correct, that was our intention.

MR. EDSALL: So you may not need the cluster, which is kind of a not a popular word in this town.

MR. DINARDO: Popular or unpopular?

MR. EDSALL: It's not a popular word.

MR. DINARDO: Erase it from the map. Well, that was our reading of it.

MR. EDSALL: Is that right, Mike?

MR. BABCOCK: Yes.

MR. PETRO: What else do you want to do tonight?

MR. DINARDO: I don't think so, Mark, you don't have a detailed review, I think the lead agency gets us behind that, basically what we're looking for any broad issues or observations.

MR. PETRO: This is the same plan?

MR. DINARDO: I'm sorry?

MR. PETRO: Is this the same plan that we conceptually looked at?

MR. DINARDO: It's a bit more, you've got a lot more detail, if you look at your maps.

MR. PETRO: Layout and number of units?

MR. DINARDO: Yes, that hasn't changed. It's intended to be developed in 6 phases, that's shown on the phasing plan part of the set of maps that you have.

MR. EDSALL: Jim, the only new item new to me at least was the approach of having individual lot ownership with the units which I guess different terminology usually I know those as town homes, but nonetheless, the code does allow for zero side yard setback and effectively where you don't provide it a zero total side yard setback which would allow this type of unit as long as it meets the front yard and rear yard setback for the buildings. So I don't believe it's a cluster, I just believe it's a special permit and you can handle it probably with a separate subdivision application so that the subdivision plan can be filed.

MR. DINARDO: You don't want to see a site plan, do you?

MR. EDSALL: Site plan would be reviewed because it's senior multi-family and there are common areas so probably process a subdivision application which will be probably whatever number of sheets you can fit the metes and bounds for the lots and then a site plan for the overall and it can be all done without any need for cluster or any variances cause it meets the code.

MR. DINARDO: Is site plan more for information, do you think or--

MR. EDSALL: I think the subdivision plan would probably not have any of the improvement details, merely show lot lines, whereas the site plan would show the layout of the project, the infrastructure, grading, and all the other common areas as well as the buildings.

MR. DINARDO: Well but you don't anticipate filing the site plan map, do you, just the subdivision?

MR. EDSALL: Just the subdivision plan needs to be filed.

MR. DINARDO: Any of the detail on the site plan map that you want to see on a subdivision?

MR. EDSALL: I doubt it.

MR. PETRO: It's going to happen in 6 phases?

MR. DINARDO: Yes, second or third page shows the phases.

MR. PETRO: How are you going to do the infrastructure, all 6 phases at the one time or bond the balance if it's not done?

MR. DINARDO: The first principle is that each phase will have to be independent and be able to exist and be self-sufficient in case the other phases didn't happen, obviously, I would assume you'd require that. And the utilities will have to follow the same principle, each phase will have to stand on its own, including the utilities will have to be designed in a way that if a subsequent phase didn't happen, you still have a viable project, you want to add more detail.

MR. DANZA: And we'd bond the balance if there's a balance left.

MR. DINARDO: We'd probably only ask for final map on the phase we intend to develop.

MR. PETRO: Come back six times?

MR. DINARDO: Perhaps.

MR. BABCOCK: Mark, under the code for a phased project, they have to come back for each phase unit, under multi-family, there's a section in there that talks about that.

MR. EDSALL: I believe so.

MR. BABCOCK: We'll have to look at that.

MR. DINARDO: We certainly to the extent there's

bonding we'll bond in phases, whether you can approve in the sense all of phases subject to bonding, we would come in for approval of the stamping of the map and provide, we have the--

MR. EDSALL: The only danger is that there's a gap in the state law that there's no expiration of site plan approvals, whereas New Windsor adopted a parallel sunset date or set time, the same as a subdivision so you'd only have 190 days to comply with two 90 day extensions.

MR. DINARDO: We'll have to get conditional final in phases.

MR. EDSALL: You can probably get a couple at a time if the timing works.

MR. DINARDO: Right.

MR. PETRO: Thank you.

MR. KRIEGER: Eventually, you're putting in a private road maintenance declaration, probably, give me a call.

MR. DINARDO: We have to file an offering plan.

MR. KRIEGER: This isn't on the top of your list of things to do but as you get along, it would be easier if we dealt with that earlier rather than later.

MR. DINARDO: That's part of the HOA document but let's get it done.

MR. KRIEGER: Yeah.

MR. DINARDO: How about I file all the declarations into a master declaration and try to get that to you soon.

MR. KRIEGER: Okay.



GMH MILITARY HOUSING SUBDIVISION (02-16)

Mr. James Sperry appeared before the board for this proposal.

MR. SPERRY: Let me start out, I've got everything here. You have seen the project before. I want to bring you up to date. We have done, the site was originally zoned R-3, rezoned to R-5. Additionally, because it's a pre-existing, non-conforming issue with the site, we have been to the ZBA and additionally some variances were requested for a proposal which I will go through as we get to that. First on the subdivision, it's a 2 lot subdivision, it's a 68.9 acre parcel right now and very simply, a 2 lot subdivision, lot 1 lot 2, and I will go into the development portion of it later. On there were 2 conditions, pre-existing non-conforming, first it has zero street frontage on a road and additionally, there's a rear yard setback requirement of a hundred feet within this area. Any pre-existing condition right now is--

MR. PETRO: You went to the zoning board for the subdivision because of the setbacks, is that the reason we asked you to go there?

MR. SPERRY: Yes, area variance in the development of the project itself.

MR. PETRO: They're on the plan, Mark?

MR. EDSALL: Yes.

MR. PETRO: So we can go forward with this?

MR. EDSALL: Yes.

MR. SPERRY: What we're asking I would believe that we're going to be looking at a combined SEQRA process for this so we're looking for lead agency or circulation for lead agency and if we're going to have a public hearing on it, then we'd like to start the process to schedule a date for the public hearing.

MR. PETRO: Public hearing for what?

MR. SPERRY: For the subdivision and additionally for site plans.

MR. PETRO: Did you have a public hearing at the zoning board?

MR. SPERRY: Yes, we did.

MR. PETRO: It's required, right?

MR. KRIEGER: Yes.

MR. PETRO: Why do we have to have a public hearing?

MR. SPERRY: I didn't say we did.

MR. PETRO: Well, he's leading me to that, you were leading the chairman that you wanted a public hearing.

MR. SPERRY: In fact, we can bypass that, we would certainly like to.

MR. EDSALL: Just a note on SEQRA, as you know, we on the town level have to treat this as 3 applications because there's 2 independent site plans and the subdivision. But under the SEQRA regulations, if we try to treat them independently, we then have the thing of segmentation. So the proper way to do this for the environmental review would be to circulate it and consider it one action, even though it's 3 applications so--

MR. PETRO: Why can't we finalize the subdivision?

MR. EDSALL: You can't take action on an application until you're finished SEQRA and you can't finish--

MR. PETRO: Why didn't they do a subdivision before you made application for site plan?

MR. EDSALL: He can't do anything with the subdivision until he has site plans. So right thing would be to circulate for lead agency. If we have no comment or concern as soon as you conclude SEQRA, you can close

out the subdivision and close out the site plans independently after that, that's the cleanest way to do it with the maximum compliance.

MR. PETRO: I would authorize lead agency coordination letter for the overall action. Mark, can you take care of that and coordinate through the necessary agencies, make sure everybody gets them so we don't have a surprise later?

MR. EDSALL: Okay.

MR. PETRO: I would suggest that the planning board does not have a public hearing for this subdivision, they had one at the zoning board and I'm sure we're going to have one for the site plan. So in this particular instance, I would waive the public hearing myself. Any other comments or any suggestions or any motions?

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the subdivision under its discretionary judgment for the GMH Stewart Terrace minor subdivision. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We're done with the subdivision.

MR. SPERRY: Thank you.

GMH MILITARY HOUSING SITE PLAN (02-18)

Mr. James Sperry appeared before the board for this proposal.

MR. SPERRY: I will go to site plan on lot 1, then lot 2, again, this is a redevelopment of the Stewart Terrace.

MR. PETRO: Let me stop you for one second, the first one that we're going to be looking at is the Military or private?

MR. SPERRY: This is private sector. Since you have seen this before, I won't take a lot of time, I will go right into any questions you might have. Again, this will be the market rate apartment redevelopment portion of this site, the units will be used actually in two ways, initially, during the redevelopment of the military units, folks will be relocated into some of these units as they are constructed so the units can be vacated and will be redeveloped. I will explain that more in the site plan for lot 2.

MR. PETRO: Let me hold you one second, again, if you look at the sheets, actually, we're on the second part first, you're going to go to lot 1, you're talking about the 264 market rate units so Mark just has them reversed in our plans so look to the second one.

MR. EDSALL: I didn't make the agenda.

MR. PETRO: Well, whoever stapled them together. Sorry, Mark.

MR. SPERRY: I will explain how it's been used for the military housing and as the high end markets units 264 units and what we tried to do is do more of a neighborhood clustering. We'd like to keep the landscaping that's there now. There's a tremendous number of large trees so we're really being respectful of that use, Clark Street and the other streets that lead us into the parking area. And if you go back and look at the location of the existing units, we're putting these pretty much in the same proximity and

making use of some of open space. This will have a clubhouse for the residents, have a pool so it's really development of a high-end community. The infrastructure we'll be utilizing the infrastructure that's there with improvements as necessary. We're working along with the engineering department right now to understand what level of improvement we're going to have to make to meet current fire safety, the requirements, and in addition, some of the deficiencies of the system that's there now, our greatest challenge is to adjust if you will the location, some of the sizing, some for the, with the infrastructure. There will be additional hydrants brought into the site to bring it up to current standards. And one of the most important elements on both of the projects, there's no storm water management on this site at all right now, everything sheet drains into a network of catch basins and there's a direct discharge into the adjoining stream. Currently, regulations simply preclude us from doing that so we're going to incorporate storm water management in the landscaped areas in lot 1 predominantly on the side of the Clark Street. We're going to take advantage of some of the green space. The system discharges into that area right now, collected and it will go through the first flush treatment discharge into the stream. I can show you some of the details, more significant things would be the level of landscaping on the project and the intent is first to save the material that's out there, lot of large trees, the ones that are in good condition we're going to have to make a field evaluation, but in the final plan, we're going to earmark the trees that we feel can remain and then an overall landscape plan is typical, we're going to have a little flexibility when we get into the field to make adjustments. We have the parking areas adjacent to the units themselves and are trying to create screening and buffering between some of the patios and the balcony areas.

MR. PETRO: Jim, I'm not going to rent a unit there, so enough of all that. You're doing a good job. Enough. I want to go on to something else. The street to get out on the back side, show us that.

MR. SPERRY: Clark Street Extension, the intent of that

is that first we don't want to create a major point of ingress egress through the market rate area, that this would be just a through street. Our intent right now is to maintain that for emergency access and not create a through street in the area, then it starts to break up this community that we want to create. In fact, we've got, we considered that at one time but we're going to lose too much quality of the living environment if we have this as it has been used in the past, where the traffic simply came down and went up to Jackson Avenue. We do want to create for emergency egress ingress and we'll work with the town to see exactly what that's going to be, whether it's a gated situation, we haven't gotten that far yet.

MR. PETRO: I think I went over that a number of times, we said we wanted to have that street as another access, correct?

MR. SPERRY: Emergency.

MR. PETRO: That's already requested.

MR. SPERRY: We talked about this in some of the earlier schematics where we wanted to add a regular access point from this and from 207 and we felt it was just going to break the community up too much and cause a lot of folks are going to use it, we'd use it on a regular basis unless forced to go out to 207, but it's really more the concern that we're going to put additional traffic in through here that we don't want to right now.

MR. PETRO: Only access out is going to be back out onto 207?

MR. SPERRY: 207.

MR. PETRO: With how many total units are there, 264 plus 171? I'm not disputing that, maybe I did or did not say that, but I want to see a full access there and I don't believe I said crash gate and we can check the minutes. If I did, I'm going to change it.

MR. SPERRY: We never came to it, I think something

that we discussed and we were trying to--

MR. PETRO: If those people don't want the traffic there, they have to rent someplace else. You can't have 400 and something units. We're going through that with Park Hill, we're talking about another access point because there's 150 houses there with 400 and something units, I don't see where that's prudent to have one access point onto 207, not when you can go out the other way. I think it should be full access and that's, I think I said that right from the start, I thought this whole thing was going to hinge on that getting it and making it work.

MR. SPERRY: Yeah, we have been working with the town to try to understand the situation with Jackson Avenue and I think where it's been left now Jackson Avenue is not going to be a primary connection into the adjoining parcel, it's going to be Avenue of the Americas which would be then they'd go up to the Clark Street extension, then there's going to have to be a creation on the adjoining project as a means to connecting these two roads.

MR. PETRO: You've got to get that worked out. I've said it from the start, I'm repeating myself, but there's no way in the world that I would have voted for 400 and something units with one access. I don't care if there is a crash gate or not.

MR. SPERRY: We'll take that back because the intent as we know some improvement had to be done here, so it's not an issue that we're not willing to do anything with, Clark Street, we have to anyway.

MR. PETRO: Who's here tonight, no one remember me saying that from the start? Well, anyway that's what it's going to be, unless another member or the engineer or the attorney or somebody is telling me otherwise but--

MR. SPERRY: We can, let's go back and it's not going to change our layout in the site plan at all, the only issue would be because we do have the access easement across the lands right now so something we're going

to--

MR. PETRO: Listen, not only access point there, but it has to be improved so it can be used by these units, I don't know if I need off-site improvements, is that going to, Clark Street access, is that going to be a town road? It's a town road now right.

MR. EDSALL: I'm not quite sure that it is. Clark is going to stay a town road?

MR. BABCOCK: No.

MR. SPERRY: No, it's not a town road.

MR. PETRO: Whose is it?

MR. SPERRY: Private road, everything here is a private road and the Clark Street extension.

MR. PETRO: So Jackson will be private to that point?

MR. SPERRY: Whole thing is private.

MR. PETRO: It will have to be improved.

MR. SPERRY: Within the private itself, the roads are made private, however, we're going to improve those that don't meet the carriage weight for a town road, some are 25 feet, we're going to expand to 30.

MR. PETRO: Point I'm making is from your property line where you're connecting to Clark where your property line dissects it, it has to be approved up to the Jackson Avenue road, don't say well, we got it to there and that's it. Mark, lead agency coordination letter with this as with the subdivision, correct?

MR. EDSALL: It will go all as one letter.

MR. PETRO: Okay.

MR. KARNAVEZOS: Is west Jackson a private road?

MR. BABCOCK: No.



MR. PETRO: I believe the town is still trying to acquire.

MR. EDSALL: Jackson is half owned by the town.

MR. PETRO: They're working on that, Tom, hopefully no matter what, there's parcel access up to a point, so you can still go up and make a left possible, you're not going to go up and make a right to go down to 207, why somebody would want to do that anyway, I'm not sure. But at least you'd have absolute access out to the airport.

MR. SPERRY: In our action, we're here, we're going to look at Clark Street Extension up to Jackson Avenue.

MR. PETRO: Mike just took out the minutes from the last meeting, I had requested the same thing, so I was pretty sure that I did. All right, Mark, where else are we going to go with this tonight? I think not too far.

MR. EDSALL: No, obviously got one more site plan to look at but they're split out now, which is what we really needed.

MR. PETRO: I need to get it in the minutes, the rest of the members might not back me up, the code for these private units is 1,000 feet, correct?

MR. SPERRY: Minimum.

MR. PETRO: You're building 897 units would be the minimum. So everybody would say well, how's he doing that when they were at the zoning board, they being GMH, I guess you had requested for a variance from them to go to 780 feet per unit?

MR. SPERRY: Right.

MR. PETRO: And it was granted?

MR. SPERRY: Yes.

MR. PETRO: Okay, Mr. Loeb, who's also involved with this had called up, I had called him, said we didn't think that was a very good and interesting size unit, that's not so, they went up approximately another 10% and the town felt that, the town being I guess the Supervisor, the attorney and myself and bounced it off the board tonight that that would be acceptable as a 10% reduction being that it's for the government and we could use in time of war, correct, and house military personnel, we didn't want to be completely unreasonable. But the units in no way are going to be less than upscale units and will, the amenities are standard, such as the clubhouse, the pool.

MR. SPERRY: Exactly, very high end units to be competitive in the, in fact, there's a need for, in this market to be competitive with other units in the lower Hudson Valley.

MR. PETRO: As long as the members feel 897 is not way off the mark of 1,000, I already made my feelings clear, I didn't see a problem with the 10%, frankly, you already have the variance.

MR. SPERRY: We added that information on the plan.

MR. PETRO: The variance was granted, you're just decreasing the variance that you're--

MR. SPERRY: Exactly, because even when it's granted, what we propose is greater than what was granted so we increased it.

MR. PETRO: The board doesn't normally, we give a positive or negative recommendation to and send it to the zoning board, first, obviously, anyone can go to a zoning board and request what they want, which is what you did and I don't normally like to go less than what's required by law, but in this cause that being that it's for the government in time of war, it would be to me security or whatever, they've got to put personnel in there, that I was inclined to go with the lesser amount of square footage, which is frankly only 10%. Do any of the members have any strong objection to this?

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MR. LANDER: No.

MR. ARGENIO: No.

MR. PETRO: Thank you.

GMH MILITARY HOUSING SITE PLAN (02-17)

Mr. James Sperry appeared before the board for this proposal.

MR. PETRO: Let's go on to the next one, GMH Military Housing 2-17 is the last one, we're doing the one before this was 2-18.

MR. SPERRY: Again, this is the military side and very similar situation on here in that in fact, it is a little bit simpler, the units themselves we're proposing combination of what we call two family attached units, a few single family units and this is more because of the response to the arranging system that we had to respond to, actually, initially, we didn't have that, but in the fine tuning, we had to create some detached units and then what we call townhouse units, again to house folks that are currently in the private. And what they project would be the total number we're going to need during the life of the project. We have a total of 171 units. What's unique about this is the fact that we're going in in phases as the entire project's going to be built we're demolishing the units that are there in total and bringing in all new units. In order to do that, we're also going to respect very much where the units were originally placed and what's interesting, if you actually go and look at an overlay, we're putting these things right on top of the units that were there before, trying to be respectful of the infrastructure, streets, landscaping, so very little change in the overall character of it, except, again, introducing new units out here. What is different from the plan last time there was concern with some of the on-street parking, you're forced to deal with right now that could we incorporate limited areas of what we'll call off-street parking for guests that maybe in the area in the event of perhaps someone happens to have more than two cars, we have responded to that by creating little pockets of just small areas and the largest one may have three or four cars in the project area, so we try to minimize the number of situations where there's now off-street parking at all. The infrastructure is exactly the same situation, we're going to utilize the

water and sanitary system that's in place to the greatest extent as possible and evaluating that as we do the detailed design to make sure that we meet all the capacity requirements for the units in terms of the design, again, we're widening the roads to 30 feet where they don't meet that in terms of landscaping. One additional thing we're introducing now sidewalks taking the curbs out and introduce new curbed sidewalks, walkways.

MR. PETRO: I see it on that side, I don't see it on the private side.

MR. SPERRY: It's very difficult to see, but we do have, what we have done is put it into the perimeter but there's a walk that will show up. Lot 1 you're going to see that on lot 1, we're working with the walkway network as the units have settled down in their location, we're going to do the same thing.

MR. PETRO: You have some internal ones in the park but not in the street.

MR. SPERRY: We're going to do the same thing, we're going to connect them.

MR. PETRO: One side definitely.

MR. SPERRY: That's the intent, we're trying not to do it on both sides.

MR. PETRO: That's up to you but we're going to require one side.

MR. SPERRY: We'll have it on one side, that's what we have done. This here I have it on the outside and put it on the interior over here. From a landscaping standpoint, exactly the same scenario, the three earmarks that you see save the material that's there and in-fill and same thing we've done some landscape typicals for the units, trying to really put emphasis right around the fill area, an additional screening where we have patios and screening in the rear, typical single family units, there's a lot of material that's going to stay, we'll get into the two family units

trying to give a little bit of separation, a little bit of privacy in the rear so we'll be presenting the typical, so we'll adjust depending on what materials are used on a particular lot. Storm water management, same scenario, again, everything goes downhill right now into the stream, we're going to try and intercept in a couple of pockets, we're going to at a couple spots here, another one located right down in here, intercept it, water quality, and then we'll put it back into the system, send it to the stream so we don't have to rebuild everything that's out there. And finally, the streets, we widen them, there will be a topping of the asphalt throughout the project area.

MR. PETRO: All these streets exist already?

MR. SPERRY: Yes, we haven't changed anything in the street layout.

MR. PETRO: All private roads on that side also?

MR. SPERRY: Yes.

MR. KARNAVEZOS: The four family houses, are they connected to one another?

MR. SPERRY: The townhouses?

MR. KARNAVEZOS: I'm sorry, the four bedroom single family.

MR. SPERRY: We have a combination, no, they are not, in fact, that would be the units that would take place right within this area and they would be freestanding units.

MR. KARNAVEZOS: Are these garages right here?

MR. SPERRY: All the units have garages, exactly.

MR. KARNAVEZOS: So there's a, there's a gap between these?

MR. SPERRY: No, excuse me, all right, yes, these are attached, exactly, sorry.

MR. PETRO: Mark, you're going to include the lead agency coordination letter in this application also?

MR. EDSALL: Yes.

MR. PETRO: You did nice work on the plans, they're very detailed and they look nice, good job, lot of work.

MR. SPERRY: Thank you.

MR. PETRO: I don't think we're going to do anything else tonight. Do you have Mark's comments for the whole thing?

MR. SPERRY: I'm going to pick them up.

MR. PETRO: Would you request that we do anything else?

MR. SPERRY: Well, I think, does it make sense that you want to go through a public hearing combined for lot 1 and lot 2?

MR. PETRO: I would yes, I mean, I think the board, I would like to do it.

MR. SPERRY: What we'd like to try to do is we'd like to target perhaps the November 6 meeting.

MR. PETRO: I would suggest instead of targeting that date, make sure you address all Mark's comments, get them to him, if you're ready, and Mark says Jim, these people are ready for a public hearing, you'll go on instead of us picking a target date which means nothing.

MR. EDSALL: Under my comments, I have quite a number of things that had to be added to the plans, as far as sewer, water, drainage, utilities, all the street improvements, do you want all those items available on the plans for the public hearing?

MR. PETRO: Yes, I think so because, you know, you have a lot of units here on not a small piece of property

but it's pretty well a lot of density there and you're going to have people here wanting to know why you have that and what's going on, why it was zoned that way and the one edge that you have, if you want to use that as an edge is that it's military and the way things are going to me that's a big edge, very patriotic and we're trying to work with you, but I think we should be prepared to answer questions on all aspects of the plan so therefore, I think you should be very detailed and know exactly what you're doing and that's it.

MR. SPERRY: That's fine, we can certainly provide that.

MR. PETRO: Thank you.

MR. EDSALL: The date then I would think is going to be more dependent on Jim's plan production.

MR. PETRO: Just said when you're ready, everybody gets on this agency, so if you're ready, you're on the agenda.

MR. SPERRY: Good.



BEN HARRIS SITE PLAN (02-01)

Mr. Anthony Coppola appeared before the board for this proposal.

MR. EDSALL: The next item on the agenda was put on at my request to discuss really one issue. Anthony has moved the plans forward to address a lot of the technical comments and a lot of the comments from the town departments, but we received a letter from the DOT which is attached to my comments where they indicate that or they are at least advising us that just because a site has frontage on a road doesn't mean you have to give it access to all the frontages and what he's referring to is that triangular lot and there's a driveway to each of the three roads. I don't know for sure that he looked at the plan and realized that there's a significant grade difference and there's a reason why at minimum, two of the driveways exist, the one to old Route 9W, which is on grade to the upper level of the building and the driveway to River Road, which is on grade to the lower access to the building. In my mind, there's no way we can have this plan function without at least these two access points. The interconnecting ramped drive Anthony and I worked out because we didn't feel it would be appropriate if all the parking spaces were full on either of the levels you'd have to go back onto the public road to pull back onto the site. This provides the ability to go from level to level to look for a parking location. So really the only extra access as it may be in my mind would be the one to Union Avenue on the lower portion of the plan on the north side. I just wanted to bring the application in, advise you on the design discussions that Anthony had the same discussions with Fire Inspector Rogers, I believe he was going to ship a memo over, I don't know if you got it, and I wanted to try to get the board's opinion.

MR. PETRO: What does he want to do, eliminate one of the drives?

MR. EDSALL: They don't want to do anything, DOT effectively pointed out that it's their opinion that just because you have frontage on three roads, you

shouldn't get three access points.

MR. COPPOLA: We want all three.

MR. LANDER: Do they know there's a grade difference?

MR. COPPOLA: They've got the whole set of plans but like Mark said--

MR. LANDER: Did they look at them?

MR. COPPOLA: Kind of ridiculous and there's 8 sheets and he made three sentences.

MR. EDSALL: Clearly, we need to respond to it, but I wanted to have the board's input before I responded.

MR. PETRO: Union Avenue, do you know what the car count is there? I think it's negative.

MR. ARGENIO: Six.

MR. PETRO: I don't see where it's a problem, make the application like this, I don't see anything wrong with it.

MR. LANDER: It's in the memo to them that there's a grade difference.

MR. EDSALL: I'm going to be responding on behalf of the town, so I just wanted to have the board's concurrence that because of the elevations on this site we need at least two and the other one really doesn't matter.

MR. ARGENIO: What's Bob Rogers got to say?

MR. EDSALL: Bob Rogers absolutely supports the need to have access from grade to both levels of the building, both levels of the site, which warrants River Road and old 9W, he agreed that Union Avenue we don't have to have but if you're taking in a large fire apparatus, there's a benefit so he would prefer all three.

MR. PETRO: Take care of it, Mark.

MR. EDSALL: So the board concurs unless there's a compelling reason to take one out, you think they all should be there.

MR. PETRO: The third one, the one that you're talking about that Jerry says there's 6 cars there, the applicant wants it, that's what he wants.

MR. ARGENIO: That's my estimate, Mr. Chairman.

MR. PETRO: You're pretty close.

MR. EDSALL: Then what I will do is I will get copy of the discussion from the minutes and shoot off a short letter to the DOT, ask for their concurrence.

MR. PETRO: What else?

MR. COPPOLA: That's it. We've got a public hearing in two weeks, we have already sent out the public notices and everything on that, like Mark said, we've worked through a lot of details in the past several weeks, we're going to submit storm water drainage report for Mark to review and I think we're looking, that's what we're looking at. So we're hopefully at the end.

MR. EDSALL: You have no reason why we shouldn't move forward with the public hearing.

MR. BABCOCK: You've got the letter from Bob Rogers?

MR. COPPOLA: No.

MR. BABCOCK: Maybe give Myra a call tomorrow, she'll fax you a copy or give Bob a call. He's got a few concerns. He's disapproved the plan not on access but on other concerns.

MR. EDSALL: Bob was at the workshop and we talked about this one issue.

MR. COPPOLA: Yeah, I'll get that.

HZ DEVELOPMENT SITE PLAN (02-32)

Ms. Carrie Helmer appeared before the board for this proposal.

MS. HELMER: Hi, I'm Carrie Helmer from HZ Development. We're going in to expand the west side of the parking lot by I believe four or five parking spaces. We had a couple of workshops with Mark, we added some curbing that he wanted and a couple little things. Times Herald Record is moving into the whole building, all except 500 square feet which we haven't rented yet. Downstairs is their distribution center, which they operate from 1 o'clock in the morning until 6 o'clock in the morning and upstairs is where their offices will be from 9 to 5.

MR. PETRO: Motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the HZ Development site plan amendment. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: You needed more parking?

MS. HELMER: Yeah, and the signage, the Times Herald Record would like to add some signage on the front of the building which was on the drawings, they're talking about, I just got this today, they're talking about taking the sign that they had in New Windsor in Newburgh and placing it in this building here.

MR. LANDER: On Broadway?

MS. HELMER: Yeah, so they'd like to take the existing sign, I think I had it.

MR. EDSALL: Is that the same size as what's on the plan?

MS. HELMER: No. What did I have on the plan?

MR. EDSALL: Ten by two.

MS. HELMER: It's 3 x 12, the one they want to put on the building, they would like to take the existing one that they have.

MR. EDSALL: It's fine.

MS. HELMER: If that's going to hold me up--

MR. EDSALL: No, it doesn't, it's one-sided anyway.

MS. HELMER: Yeah.

MR. EDSALL: The sign is going to be the freestanding sign, right?

MS. HELMER: The first one is the one that's going on the building.

MR. EDSALL: Well then that one's too big.

MS. HELMER: That's the existing sign that they have now in Newburgh.

MR. BABCOCK: We can handle that as a building permit issue if they need to go to the zoning board.

MR. EDSALL: You don't have to deal with it now.

MS. HELMER: Second one.

MR. PETRO: You understand what he's saying, you might not be able to do that.

MS. HELMER: I have no concern.

MR. BABCOCK: You shouldn't involve that with the site plan.

MR. EDSALL: Probably the quickest way, there's no problem with them leaving these on the plan, but they would just change it with their building application, no big deal.

MR. BABCOCK: Yes.

MS. HELMER: The signage on the street they're not really concerned with that at this time, they don't plan on putting that up for quite some time.

MR. PETRO: Let me try to understand why you're here, first, you're going to increase the use downstairs, you're taking over the whole building which triggered what, the parking?

MR. EDSALL: The only issue we had was complying with the parking and then when we looked at it, the parking lot to the west had no striping and didn't have enough spaces, even if she striped it, so they reoriented it provided curbing that was missing, so it's an extremely minor application, it's an amendment, we're just showing compliance.

MR. LANDER: So all the shaded area is all done?

MS. HELMER: Yes.

MR. ARGENIO: Are you doing anything else with the building?

MS. HELMER: We're going to clean it up, change the windows.

MR. PETRO: Again, you're basically like just adding five parking spots.

MR. EDSALL: Five parking spots and some curbing and cleaning it up.

MR. PETRO: Motion to waive the public hearing?

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning board waive the public hearing for the Helmer site plan amendment. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: The site plan, you're going to have to put the bond estimate up for your improvements according to Chapter 19 of the Town Code. Motion for negative dec.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the HZ site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Mark, you have some minor comments on your sheet.

MR. EDSALL: Yes, I just gave those the Carrie.

MR. PETRO: With that, we can do a final, motion for final approval.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the HZ site plan amendment, subject to Mark's comments being implemented before the plan is signed and the applicant realizes that the signs will have to be handled through the building department, we're not giving permission for signs. Any further comments from the board members or the applicant?

MS. HELMER: No, thank you.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



DISCUSSION

COVINGTON ESTATES (HARP ESTATES) (01-41)

MR. PETRO: Harp Estates, the is a water and SEQRA issue, Mark, I guess you're going to bring us up to par on that?

MR. EDSALL: Yeah, we've got kind of a chicken or the egg situation. Currently, the application had its public hearing and they're waiting for a SEQRA determination and a final approval from this board and I know that this board as waiting some indication from the Town Board that the sewer and water issues are all resolved. However, the Town Board has got to have their public hearing and extend the districts and to do that, they've got to have a SEQRA determination so given that, we have this chicken or the egg situation. We have received correspondence from John Cappella from Jacobowitz and Gubits providing a couple alternatives to Phil Crotty, who is the town attorney, but rather than wait for maybe further delay so that there's a decision made, I think the answer might be is that if this board can adopt SEQRA determination if at this point based on all the information and the fact that we have gotten feedback that the sewer issue is resolved, the water technique issues are revolved just waiting for Town Board action, you can close out SEQRA at this meeting, adopt a negative dec and then just maybe take a consensus that as long as the water's straightened out and whatever plan corrections need to be made, then I will try to forward that so you feel comfortable, they can come back and ask for approval.

MR. PETRO: So we need a motion for negative dec.

MR. EDSALL: And make sure there's no other issues.

MR. PETRO: For the Covington Estates on Route 300.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the

New Windsor Planning Board declare a negative dec for the Covington Estates formally Harp Estates on Route 300. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Any other comments on Covington Estates at this time or just let mark report back I guess to the Town Board of our action and let them proceed.

MR. EDSALL: Okay.

MEADOWBROOK ESTATES SUBDIVISION (01-42)

Mr. Rusty Tilton appeared before the board for this proposal.

MR. PETRO: I had given this some thought, we have been back and forth a little bit whether or not we should have an EIS or have a positive dec or EAF and it would be my opinion that first of all, these people had worked with the town, it was originally 180 plus units, they have worked with us very good to get that count down where the town was happy and I believe it's now under 100, Mark, is it high 90's, I believe?

MR. TILTON: We're at 74 in this town and 16 in Cornwall.

MR. PETRO: So we're down considerably from the original 180 that was asked for and frankly, they were grandfathered in under our old zoning which was prior October 3rd of 2001, so they worked very well with us. So I would suggest, I mean, to me, the only real issue as far as the SEQRA process would be traffic and that is the issue, you know, we know the school's going there, we have Vails Gate, we have a lot of cars all over the town as everybody knows, so I would suggest that we do a full EAF with the traffic so they can coordinate with Cornwall and let it go with that. I think that would be very, very to the point what the problem is and not do a complete EIS because it's just not necessary. I think we'd be attacking the problem in this matter, a full EAF with a traffic study. Anybody opposed to that or have any other comment?

MR. EDSALL: I will be more than happy to coordinate that with the Town of Cornwall so they'll have an opportunity to have input relative to traffic and based on that board's and this board's input, maybe the traffic issue can be mitigated.

MR. PETRO: Okay, I think we're all in agreement and I think that's why where we're going to go.

MR. EDSALL: I'll pass that on.

CORNWALL COMMONS DEIS

MR. PETRO: Cornwall Commons DEIS, you know, the bulk of this application is in Cornwall, again, we have the exact count, Mark, I know there's 69 single family residences proposed for New Windsor, the other alternative in New Windsor would be a multi-family senior housing project which is allowed by your zoning so those are really the two options that they're interested in for the New Windsor portion. Relative to the Cornwall portion, it could be since that's a commercial area, there could be up to three quarters of a million or a million square foot of commercial, there would be a mixed commercial with some multi-family but what Cornwall has accepted is a Generic Draft Environmental Impact Statement so they're really looking at maximum impacts, but not necessarily specific projects, it will be almost like the Ephiphany project that you approved with a PUD which was approved and came back for individual site plan reviews. Monday night they had a public hearing on the GDEIS and they are going to need input from this board.

MR. PETRO: But I still think Cornwall is lead agency, correct?

MR. EDSALL: Yes.

MR. PETRO: I think we should let them do the review and maybe keep us informed with a letter and keep us in the loop but they're the lead agency, let them do the review. Can you pass that along?

MR. EDSALL: Clearly, the water, the sewer, the traffic all are right in their front yard as it may be, so they are going to be handling those impacts and I guess as long as you meet or they meet the New Windsor code for the New Windsor portion, fine.

MR. PETRO: So be it.

MR. LANDER: Sewer coming from New Windsor?

MR. EDSALL: No, the preferred alternative now is to serve the entire project through Cornwall Sewer

District 1, which is the Shore Road plant and the water rather than attempt to run the water lines up Route 9W they've already and executed a municipal agreement between New Windsor and Cornwall-on-Hudson to provide the water. I will pass that on with the same minutes.

MR. PETRO: Thank you. Motion to adjourn?

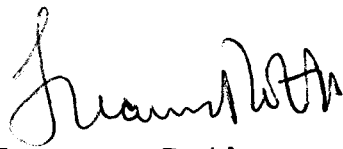
MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

Respectfully Submitted By:

  
Frances Roth  
Stenographer  
10/22/02